120.0	0010	0003.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	963,100	/	963,100
USE VALUE:	963,100	/	963,100
ASSESSED:	963,100	/	963,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	P&M CARUSO FAMILY LLC
Owner 2:	C/O PAUL CARUSO
Owner 3:	
Street 1:	63 MORNINGSIDE DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARUSO PAUL--TRUSTEE -
Owner 2:	NAPLES REALTY TRUST -
Street 1:	63 MORNINGSIDE DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .351 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1963, having primarily Vinyl Exterior and 2552 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15292.000	348,000		615,100	963,100
Total Card	0.351	348,000		615,100	963,100
Total Parcel	0.351	348,000		615,100	963,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.39 | /Parcel: 377.39

Legal Description

User Acct 77605

GIS Ref

GIS Ref

Insp Date 10/22/18

Entered Lot Size

Total Land:

Land Unit Type:

!9316!

PREVIOUS ASSESSMENT

Parcel ID: 120.0-0010-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	348,000	0	15,292.	615,100	963,100		Year end	12/23/2021
2021	101	FV	348,000	0	15,292.	615,100	963,100		Year End Roll	12/10/2020
2020	101	FV	348,000	0	15,292.	615,100	963,100	963,100	Year End Roll	12/18/2019
2019	101	FV	272,300	0	15,292.	615,100	887,400	887,400	Year End Roll	1/3/2019
2018	101	FV	272,300	0	15,292.	527,300	799,600	799,600	Year End Roll	12/20/2017
2017	101	FV	272,300	0	15,292.	492,100	764,400	764,400	Year End Roll	1/3/2017
2016	101	FV	272,300	0	15,292.	421,800	694,100	694,100	Year End	1/4/2016
2015	101	FV	247,600	0	15,292.	377,900	625,500	625,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:51:32

LAST REV

Date	Time
02/19/19	13:10:45
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9316

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARUSO PAUL--TR	1414-4		4/3/2012	Convenience	100	No	No		
CARUSO PAUL & M	1150-30		12/26/1995		100	No	No		F

USER DEFINED

Prior Id # 1:	77605
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/12/2004	252	New Wind	12,300					18 RPLMNT WNDWS

ACTIVITY INFORMATION

Date	Result	By	Name
10/22/2018	MEAS&NOTICE	CC	Chris C
1/28/2009	Meas/Inspect	372	PATRIOT
4/19/2000	Inspected	264	PATRIOT
2/16/2000	Measured	268	PATRIOT
7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15292		Sq. Ft.	Site		0	70.	0.57	4									615,128						615,100	

Total AC/HA:	0.35106	Total SF/SM:	15292	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	615,128	Spl Credit		Total:	615,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.24255073
Const Adj.:	0.99841499
Adj $ / SQ:	117.855
Other Features:	104000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	427544
Depreciation:	79523
Depreciated Total:	348021

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB 2

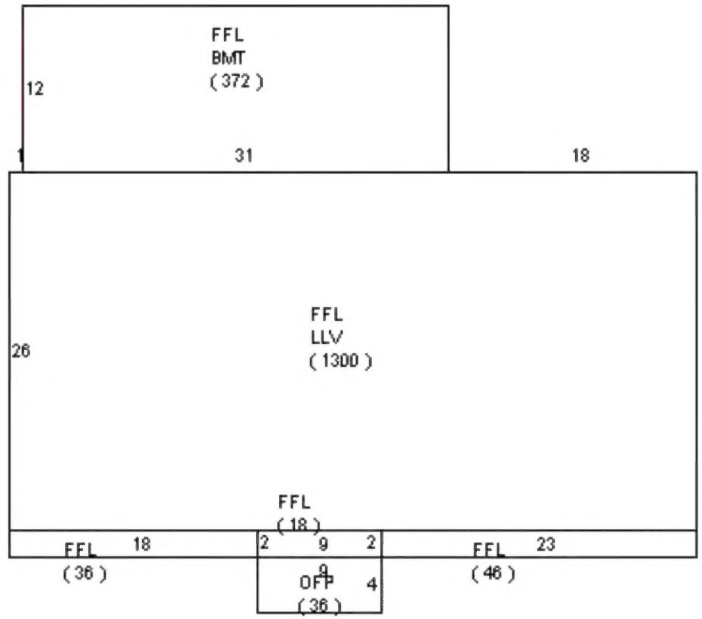
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	117.86
Special Features:	0	Val/Su Net:	100.00
Final Total:	348000	Val/Su SzAd	196.39

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,772	117.860	208,839
LLV	Lower Level	1,300	76.900	99,971
BMT	Basement	372	35.360	13,153
OFP	Open Porch	36	43.930	1,581

Net Sketched Area:	3,480			Total:	323,544
Size Ad	1772	Gross Area	3480	FinArea	2552

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

120.0-0010-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8x12	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: